

Web Version

FOR PUBLICATION: THE ADVOCATE – ONE INSERTION – FRI, SEPT 17, 2021

Legal Notice Zoning Board - City of Stamford

Application 220-40 – Notice is hereby given that the Zoning Board of the City of Stamford, CT at a special meeting held on Thursday, September 9, 2021 UNANIMOUSLY APPROVED ON MODIFIED the applications of Artel Properties, LLC for a Site & Architectural Plans and/or Requested Uses, Special Permit and a Coastal Site Plan Review to demolish two structures and construct a 39 unit residential building with approximately 1980 sq ft of ground floor commercial space and 41 on-site parking spaces. Subject properties as commonly known as 41 - 45 Stillwater Avenue, Stamford, CT and described as follows:

Block# 293
AREA# 26,415 sf

FIRST PARCEL

ALL THAT CERTAIN piece, parcel or tract of land, together with the buildings and other improvements located thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut, and bounded and described as follows:

NORTHERLY: Two Hundred Sixty-seven and 57/100 (267.57) feet by land now or formerly of Rosina Conetta;
EASTERLY: Forty-seven and 61/100 (47.61) feet by land now or formerly of the Gassar Building Corporation;
SOUTHERLY: Two Hundred Seventy-one and 56/100 (271.56) feet by land now or formerly of Benedetto Macari et al; and
WESTERLY: Fifty (50) feet by Stillwater Avenue.

SAID PREMISES being the Northerly portion of premises shown and delineated on a certain map entitled, "Map of Property at Stamford, Conn., Owned by Estate of Vito Preziosi", which map is on file in the Office of the Town Clerk of the said City of Stamford by the Map Number 1636, reference thereto being hereby had.

Property is known as 41 Stillwater Avenue, Stamford, Connecticut

SECOND PARCEL

ALL THAT CERTAIN piece, parcel or tract of land, together with the buildings thereon, situation in the City of Stamford, County of Fairfield and State of Connecticut, bounded and described as follows:

NORTHWESTERLY: 263.04 feet, more or less, by land now or formerly of Fortunato Caposela;
NORTHEASTERLY: 50.52 feet, more or less, by land now or formerly of the Gassar Building Corporation;
SOUTHEASTERLY: 266.07 feet, more or less, by land now or formerly of Mary Dixon; and
SOUTHWESTERLY: 50.00 feet by Stillwater Avenue.

SAID PREMISES being more particularly shown and delineated as Lot numbered Three (3) on a certain map entitled "Map No. 2 Showing Property Owned by Angelo M. Maffucci, Stamford, Conn.", which map is on file in the Office of the Town Clerk of said Stamford as Map No. 307, reference thereto being had.

Property is known as 45 Stillwater Avenue, Stamford, Connecticut

Effective date of this Decision: September 24, 2021

ATTEST: DAVID STEIN
CHAIRMAN, ZONING BOARD
CITY OF STAMFORD, CT

Dated at the City of Stamford, CT
This 17th day of September, 2021.